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**PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MINUTES**

MONDAY, NOVEMBER 1, 2021

2:30 P.M.

1. PLEDGE OF ALLEGIANCE

Chairwoman Lucero lead the pledge of allegiance.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero, Commissioner Jones, Commissioner Salas, Commissioner Nevarez and Commissioner Walkinshaw were in attendance of this meeting.

3. CHANGES/APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Commissioner Nevarez, Seconded by Commissioner Jones. (Vote = 5-0).

4. PUBLIC INPUT – The public is invited to address the Commission for up to 3 minutes.

Space is limited and may require persons giving public input *IN PERSON* to rotate if capacity of the room is exceeded.

No public comments.

5. APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *. These projects were approved in accordance with MTC 15.15.030 (B))

a) ***PZHAC MINUTES:** A Regular Meeting of October 18, 2021. **Approved by consent agenda*

b) ***PZHAC CASE #061300 –** 2520 Calle de Parian, submitted by Filbert S. Alatorre to replace roofing paper on front porch. Zoned: Historic Residential (HR). **Approved by consent agenda*

Motion to approve the consent agenda with the removal of PZHAC Case 061301 for discussion was made by Commissioner Jones, Seconded by Commissioner Nevarez. (Vote = 5-0).

c) *** PZHAC CASE #061301 –** 2245 Calle de Colon, submitted by Roberto Garcia to remove and replace 8 windows with no changes to size of opening structure. Zoned: Historic Residential (HR).

Staff presented the justification for administrative approval on this case.

Commissioner Salas questioned as to why this case didn't go through Architectural Styles Committee or have pictures of what they were going to be replacing.

1 Staff stated that if they are replacing like for like, then an administrative approval can be done
2 at the staff level and not have to go through the process.

3
4 Commissioner Nevarez stated that these cases with windows should go through Architectural
5 Styles Committee for review instead of administrative approval for review of the style of
6 window.

7
8 Mr. Maese stated that the change in the windows does not have an impact on the historical
9 value of the structure.

10
11 Staff stated that at the request of the P&Z, they would take these cases through Architectural
12 Styles from now on.

13
14 **Motion to table PZHAC case 061301 was made by Commissioner Nevarez, Seconded by**
15 **Commissioner Salas. (Vote = 5-0).**

16
17 **6. NEW BUSINESS**

18 **A. PZHAC Case #061302 – 2935 Estrada Rd., submitted by Dagmar Bausova for a re-roof,**
19 **removing current roofing tiles and replacing with metal roof. **Zoned: Residential****
20 ****Agricultural (RA).****

21 Staff presented a synopsis of the case. The applicant was not present at the meeting.

22 Mr. Maese stated that installation instructions would be needed to complete the permit for CID.

23 Staff stated that the style of the roof was impertinent as it is in the R-zone and not in the historic
24 zones.

25 **Motion to approve PZHAC case 061302 was made by Commissioner Nevarez, Seconded by**
26 **Commissioner Jones. (Vote = 5-0).**

27 **Motion to approve PZHAC case 061302 with a condition that they provide the instructions**
28 **for installation was made by Commissioner Nevarez, Seconded by Commissioner Salas.**
29 **(Vote = 5-0).**

30 **B. PZHAC CASE #061303 – 3116 Highway 28, submitted by Norm Fristoe of Lama**
31 **Properties, LLC for the construction of an exterior wall. **Zoned: Residential****
32 ****Agricultural (RA).****

33 Staff presented the synopsis of the case. Staff had a question as to whether the wall would be 6
34 ft vs the 8 ft. as the plans were unclear. Mr. Fristoe was present at the meeting.

35 Commission Chair Lucero questioned as to the status of Mr. Fristoe's other cases.

36 Mr. Maese stated that the other projects had not been inspected or completed.

37 Commissioner Nevarez and Salas had issues with the applicant not completing projects or
38 getting inspections and asked why they should approve another application.

39 Commissioner Salas asked Mr. Maese if the board could approve this case and get Mr. Maese to
40 work with Mr. Fristoe in order to get a checklist of what items he needs to get done to help him
41 complete some of these items.

42 Mr. Maese stated that Mr. Fristoe would have to go back through the Zoning process with the
43 Town as many of those outstanding permits are expired as well as his contractor has passed so
44 those permits are no longer valid.

1 **Motion to approve PZHAC case 061303 was made by Commissioner Salas, Seconded by**
2 **Commissioner Nevarez. (Vote = 0-5). Motion failed.**

3 **Motion to table PZHAC case 061303 for Mr. Fristoe to provide a better illustrated plan set**
4 **for his wall as well as a plan for corrective action on his open items was made by**
5 **Commissioner Salas, Seconded by Commissioner Nevarez. (Vote = 5-0).**

6 **Business Registrations:**

7 C. **BL#0908** – 1701 Calle De Mercado #5, a business registration for Enriquez – Sole
8 Proprietor submitted by Nathan Enriquez for an investment advisory firm. **Zoned:**
9 **Commercial (C).**

10 Staff gave a synopsis of the registration. The applicant would be going in next to Salon de
11 Mesilla where Carter Bain used to be.

12 **Motion to approve BL0908 was made by Commissioner Jones, Seconded by Commissioner**
13 **Salas. (Vote = 5-0).**

14 **7. COMMISSION/STAFF COMMENTS**

15 Commissioner Nevarez questioned Netflix changing the appearance of historic buildings around
16 the plaza. How were they allowed to do this?
17

18 Commissioner Salas also voiced concerns as to how do we do this with other applicants wanting
19 to make changes and they must go through the process, yet we approve for Netflix to make all
20 these changes.
21

22 Commission Chair Lucero stated that what happens if the businesses want to keep the new
23 colors?
24

25 Staff stated that film permits are done administratively through the department heads. The
26 changes are temporary, and everything will go back to how it was. If an individual wants to keep
27 the color, they must go through the process for approval.
28

29 Commissioner Salas asked how they are allowed to be drilling into the adobe like that?

30 Staff stated that they are not drilling into any adobe or brick, it is in the joints which can easily be
31 refilled. Staff understands that there are concerns and will relay them up the chain of command.
32

33 Mr. Maese commented that the greenhouse project on Gandy Lane has been stopped because they
34 did not pull a permit from CID for the work. It is considered commercial, so they have to obtain
35 a permit. The applicant is currently looking for a contractor to be able to pull the permits. The
36 road project is awaiting final core samples and then would be good to go.

37 **8. ADJOURNMENT**

38
39 **Motion to adjourn the meeting at 3:25 PM was made by Commissioner Lucero, Seconded**
40 **by Commissioner Salas. (Vote = 5-0).**

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